

ALL FIELDS DETAIL



(33) **MLS #** 212037
(44) **Status** ACTIVE
(36) **Type** Office
(39) **Address** 121 CROSLY STREET
(41) **City** West Monroe
(42) **State** LA
(43) **Zip** 71291
(37) **Area** 161 WM City Central / Kiroli Park to I-20
(34) **Class** COMMERCIAL/INDUSTRIAL
(38) **List Price** \$2,500
(45) **Sale/Rent** For Rent



GENERAL

(47) Subdivision	OTHER	(48) List Agent	Jennifer L Causey - Cell: 318-261-0892
(49) Listing Office 1	John Rea Realty - Main: 318-388-0941	(55) Listing Type	Exclusive Right
(56) Listing Date	10/8/2024	(57) Expiration Date	4/8/2025
(58) Number of Acres (Est.)	0.17	(59) Price Per Acre	\$14,705.88
(61) Occupied	Vacant	(62) Lockbox (Y/N)	Yes
(63) Parish	OUACHITA	(64) Zoning	B3
(65) Parcel #	112819	(67) Legal	0.167 AC IN SQ 10 AUSTIN & EBY'S FIRST NORTHERN ADDN, FROM NW COR SAID SQ 10,SOUTHERLY ALG W LINE SAID SQ 10 93.59FT TO POB.
(68) Building Name	PREMIER HEALTH	(69) Approx. Total SQFT	3,800
(72) Approx. Office SQFT	1,920	(75) Number of Restrooms	1
(82) Directions	Bridge Street to Cypress to Crosley. Property at the corner of Cypress and Crosley.	(98) Broker IDX	Y
(99) Update Date	10/15/2024	(100) Status Date	10/15/2024
(101) HotSheet Date	10/15/2024	(102) Price Date	10/8/2024
(103) Input Date	10/8/2024 1:51 PM	(105) VOW Include	Yes
(109) Agent Hit Count	49	(110) Client Hit Count	2
(111) Cumulative DOM	42	(113) Original Price	\$2,500
(2) Sold Price Per Acre	\$0.00	(114) Associated Document Count	1
(7) Geocode Quality	Manually Placed Pin	(14) Picture Count	26
(15) Days On Market	42	(16) Price Per SQFT	\$0.66
(20) Input Date	10/8/2024 1:51 PM	(21) Update Date	10/15/2024 1:35 AM
(106) VOW Address	Yes	(107) VOW Comment	Yes
(108) VOW AVM	Yes		

FEATURES

CONSTRUCTION Brick Veneer	CAM PAID BY Other	PROPERTY DESCRIPTION Loc. in City Limits	PARKING LOT AMENITIES Parking/10+ Spaces
ROOF Flat	ROOMS Display Window	STYLE/BUILDING Masonry	EXTERIOR FEATURES Gutters
PARKING SURFACE Asphalt	Reception	WATER/SEWER Public Sewer	Lighting/Security
ELECTRIC On Site	Kitchen	Public Water	CLOSING/POSSESSION Renters Rights
ELECTRIC PAID BY Tenant	Break Room	INTERIOR FEATURES Extra Storage	MINERAL RIGHTS Seller to Retain
REPAIRS PAID BY Other	Lobby	Private Bathrooms	DOCUMENTS ON FILE Photographs
WATER PAID BY Tenant	Executive Offices	See Remarks	Tax Map
TAXES PAID BY Owner	Closet(s)	UTILITIES Electric	Property Disclosure
GAS Available	Other	TERMS Cash	SHOWING INSTRUCTIONS Call Listing Agent
GAS PAID BY Tenant	See Remarks	SPRINKLER SYSTEM None	Lock Box Vacant
	HEATING Electric	FLOOR SYSTEM Concrete Slab	Sign
	Central		
	COOLING Central Air		
	Electric		

BROKER TO BROKER REMARKS

(117) Broker to Broker Remarks

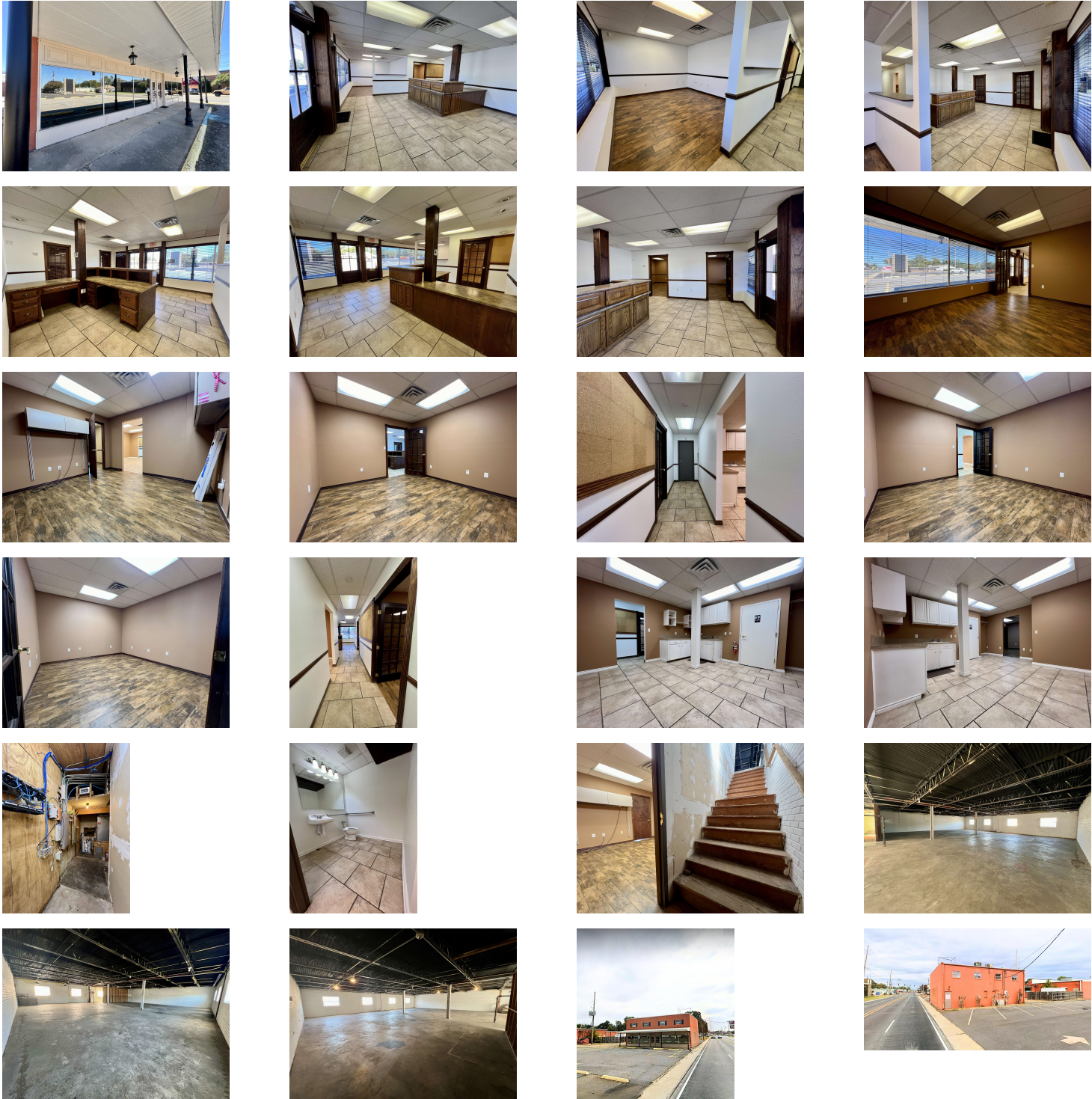
Information within this listing is considered reliable but not guaranteed. Lessee to verify. Tenant responsible for base rent and utilities.

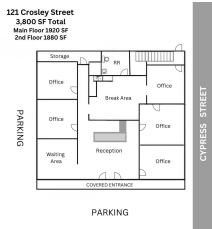
PUBLIC REMARKS

(118) Public Remarks

Location! Exposure! High Traffic! Versatility! 2 Story Office Building. First floor: 1920 SF; 336' Canopy over Main Entrances, Large Display Windows providing plenty of natural light, Reception, Waiting Area, 4 Private Offices, Kitchen/Break Area, Restroom and Extra Storage. Second floor: 1880 SF; currently offers an open floor plan with painted brick walls, exposed beams/trusses and concrete flooring. Perfect area for extra storage. Separate rear entry available with access to 2nd floor.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.